

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2007-0058.SH, Kaleidoscope Village (Part II)

**PC DATE:** June 12, 2007

**CC Date:** June 21, 2007

**ADDRESS:** 6302 FM 969 Road

**OWNER/APPLICANT:** Ernest Karam

**AGENT:** Rivera Engineering  
(Mike Rivera)

**ZONING FROM:** LR-NP

**TO:** LR-MU-NP

**AREA:** 0.025 acres

**SUMMARY STAFF RECOMMENDATION:** LR-MU-NP

**PLANNING COMMISSION RECOMMENDATION:**

June 12, 2007: Approved Staff recommendation of LR-MU-NP (9-0, consent).

**DEPARTMENT COMMENTS:**

This rezoning is related to the adjacent and recently approved zoning case, C14-06-0173, that rezoned part of 6400 FM 969 Road. The applicant requested GO-MU-NP in that case and that request was approved by the City Council in December of 2006. It is the applicant's intent to develop this site, the now GO-MU-NP site, and the SF-6-zoned site to the north with 37 units of single-family co-housing (cooperative-style housing). At the presubmittal stage, the proposed development meets the City's SMART Housing Program standards.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	LR-NP	Undeveloped
<i>North</i>	SF-6-NP	Undeveloped (To be developed as part of the above-referenced 37-unit housing project)
<i>South</i>	LR-NP	Undeveloped
<i>East</i>	GO-MU-NP	Office
<i>West</i>	LR-MU-NP and SF-2-NP	LR-MU-NP: Undeveloped; SF-2-NP: Single-family homes

**AREA STUDY:** MLK-183 Neighborhood Plan.

**TIA:** Not required.

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**SCHOOLS:** This site is served by the Austin Independent School District.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0173 (Part of 6400 FM 969)	GO-NP to GO-MU-NP	Approved Staff rec. of GO-MU-NP (8-0; Moore absent)	Approved GO-MU-NP (6-0; McCracken off dais)

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0171 (5007 Regency)	LR to LR-MU-NP	Approved Staff rec. of LR-MU-NP (5-0; Armstrong and Sullivan absent, Ortiz on leave)	Approved LR-MU-NP (7-0)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
MLK Boulevard	110'	45'	Arterial	No	Yes	Priority 2

**CITY COUNCIL DATE:** June 21, 2007

**ACTION:**

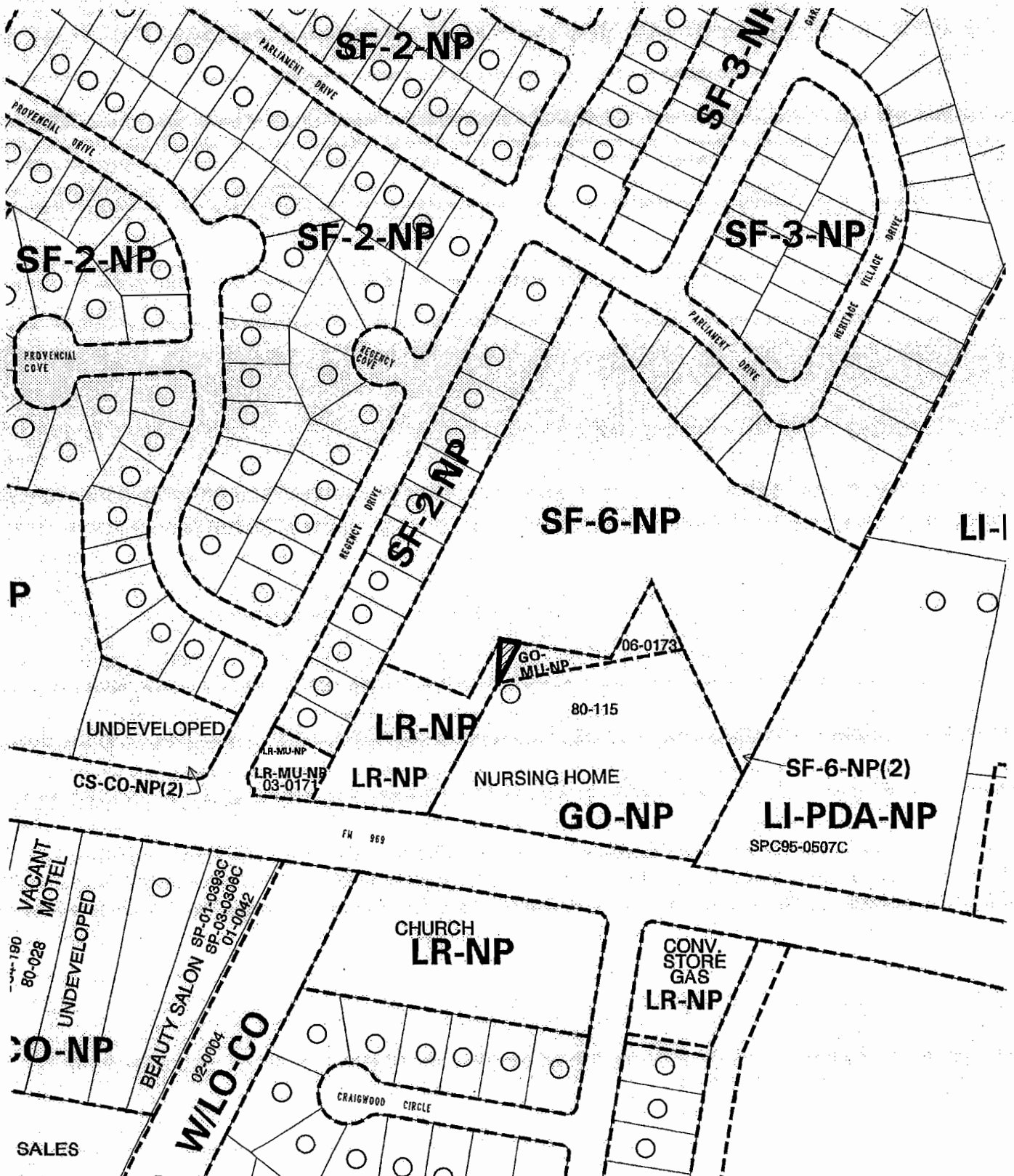
**ORDINANCE READINGS:**                      1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>





**ORDINANCE NUMBER:**

**CASE MANAGER:**    Tina Bui

**PHONE:** 974-2755

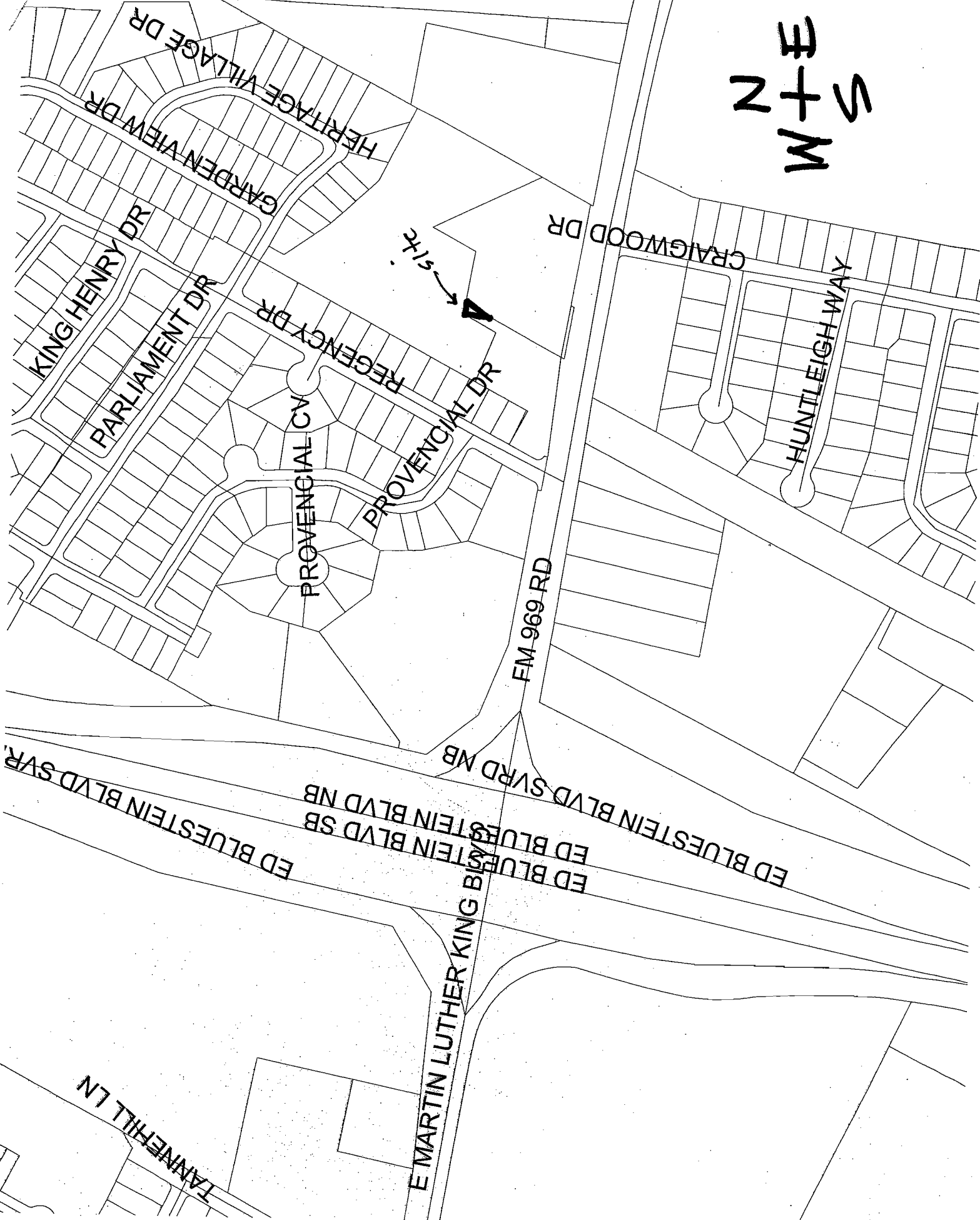
**EMAIL:** tina.bui@ci.austin.tx.us



 1" = 200'	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: R. HEIL</p>	<p><b>ZONING</b></p> <p>CASE #: C14-2007-0058.SH</p> <p>ADDRESS: 6302 FM 969 RD</p> <p>SUBJECT AREA (acres): 0.025</p> <p>DATE: 07-04</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>N24</p>
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## STAFF RECOMMENDATION

Staff recommends LR-MU-NP.

## BASIS FOR RECOMMENDATION

*Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

It is the applicant's intent to develop this site, the now GO-MU-NP site, and the SF-6-zoned site to the north with 37 units of single-family co-housing (cooperative-style housing). This site cannot be developed with a residential use without the Mixed-Use (MU) combining district. Given the small size of the site, 0.025 acres, the MU designation would have no detrimental effect on neighboring properties. Additionally, with the MU designation, it would be compatible with the adjacent SF-6 and GO-MU-NP sites in that this site could be developed in a residential manner as those may be. Should the applicant choose to not develop the site with the SF-6 and GO-MU-NP sites, the site could be developed in conjunction with the existing LR-NP site to the south.

## EXISTING CONDITIONS

### Site Characteristics

This 0.025-acre site is currently undeveloped.

### Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is a floodplain adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

### **Site Plan and Compatibility Standards**

The site and the adjacent LR tract will be subject to compatibility standards at the time of site plan.

This property is within the Airport Overlay Zone AO-1, [or ,AO-2, or AO-3]. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

Additional design regulations will be enforced at the time a site plan is submitted.

### **Transportation**

No additional right-of-way is needed at this time.

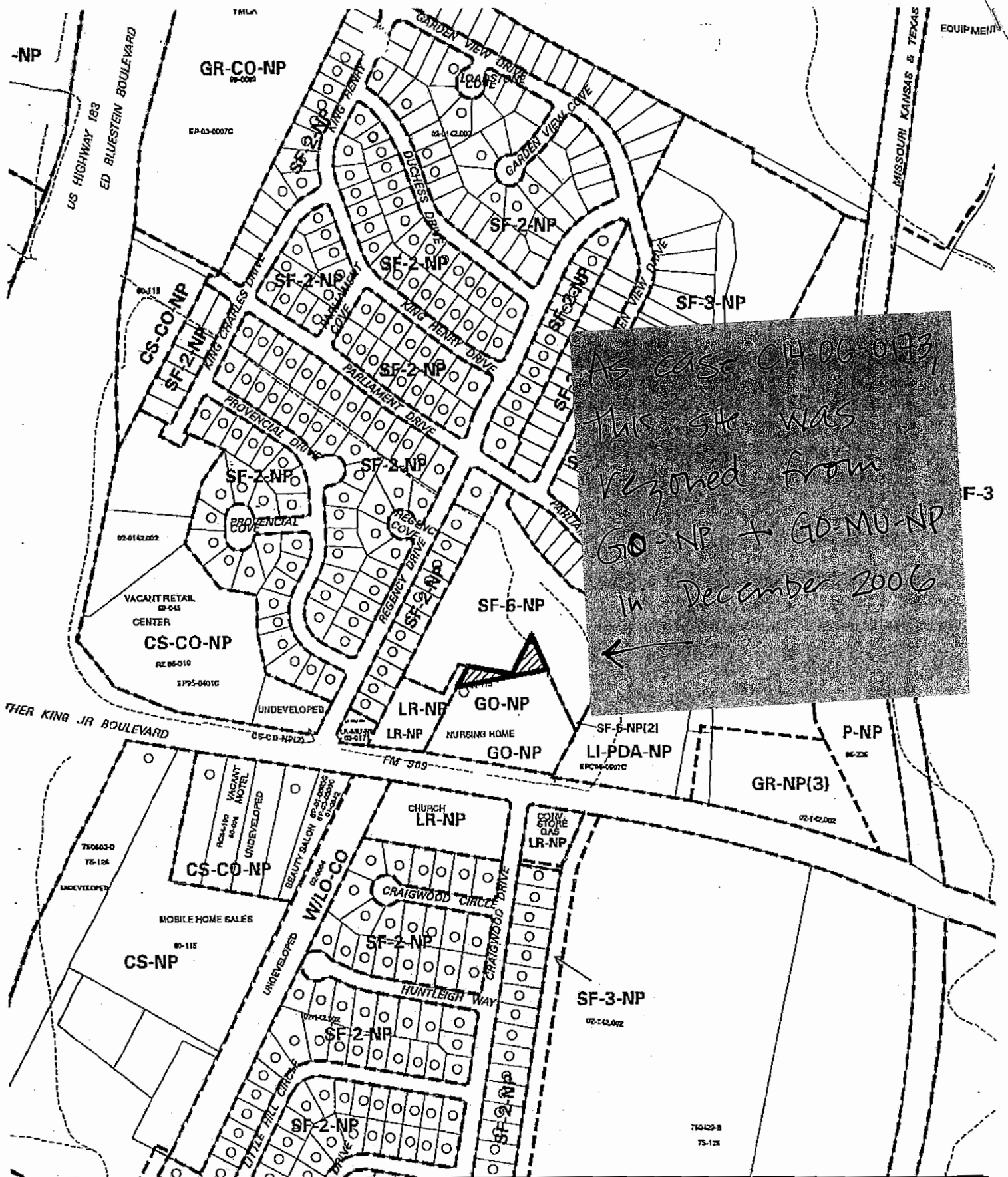
A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bus Route</b>	<b>Bike Route</b>
MLK Boulevard	110'	45'	Arterial	No	Yes	Priority 2

### **Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.



	<b>SUBJECT TRACT</b> <b>PENDING CASE</b> <b>ZONING BOUNDARY</b> <b>CASE MGR: R. HEIL</b>	<b>ZONING</b>  <b>CASE #: C14-06-0173</b> <b>ADDRESS: 6400 FM 969 RD</b> <b>SUBJECT AREA (acres): 0.306</b>	<b>CITY GRID REFERENCE NUMBER</b>  <b>N24</b>
		<b>DATE: 06-09</b> <b>INTLS: SM</b>	